

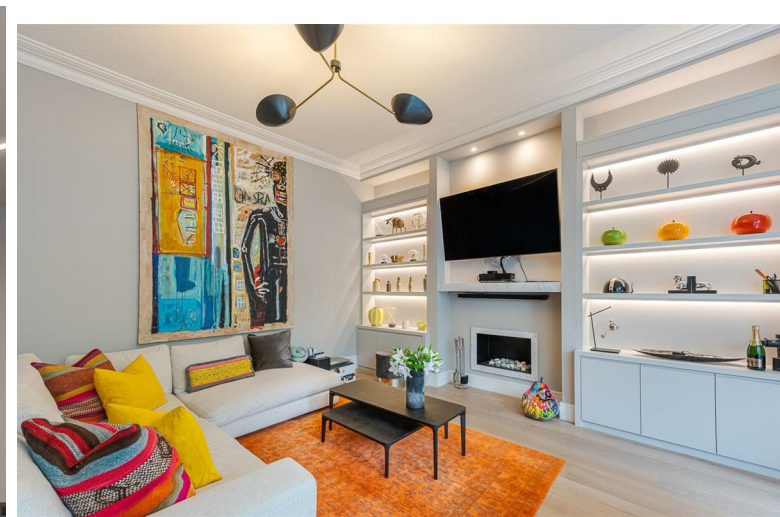


A SUPREME FIRST FLOOR THREE BEDROOM APARTMENT WITH LIFT AND BALCONY

An immaculately presented first floor three bedroom apartment with excellent proportions and lateral space. Set within an extremely well kept and elegant Victorian building with a lift and caretaker. This esteemed address is perfectly located with the apartment in pristine order throughout with features that include under floor heating, working fireplace and high ceilings throughout. The apartment would be ideal for hosting and entertaining utilising the large kitchen including dining area and the spacious and bright west facing reception and dining room, with triple French doors to the bay window providing access to the wraparound balcony.

The apartment also includes a fantastic studio room on the lower floor of the building, that is replete with a large window and the same quality of furnishing and finishing as the rest of the apartment and can be utilised as a cinema room, gym or storage or simply as a small sitting room that's cosily separate for reading or solitary relaxation. The building is a highlight on the street, being set back from the road, with a large front garden. The apartment enjoys easy access via the lift and step free main entrance and is eligible for a resident's parking permit.



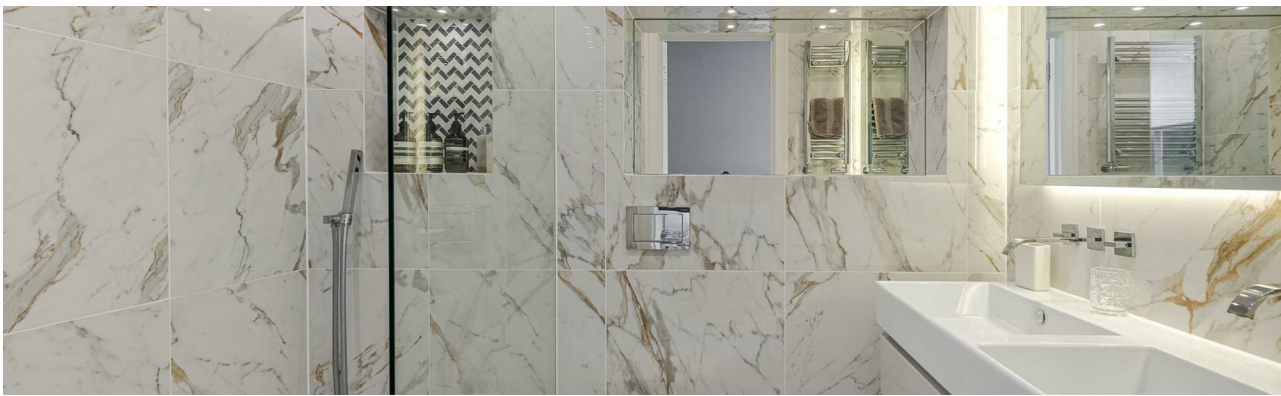


ACCOMMODATION

Reception/Dining Room with Bay Window & Triple French Doors & Balcony | Three Double Bedrooms | Two Bathrooms (Principal with En-Suite) | Kitchen/Breakfast Room | Utility Cupboard | Studio Room | Resident's Parking | Lift | Caretaker

LOCATION

This is a charming period property set within a well established and desirable residential enclave on a delightful road located between The Boltons SW10 and Cranley Gardens SW7 in this Prime Central London district of South Kensington. An ideal location in many ways, not least due to being so well situated for the wealth of facilities and amenities that are within walking distance nearby including but not limited to the wonderful parade of shops just to the north on Old Brompton Road SW5 as well as just to the south on Fulham Road whilst also being close to Gloucester Road Underground (Circle, District & Piccadilly Lines).



CALL NOW TO ENQUIRE OR TO ARRANGE A VIEWING



Terms

Guide Price: £3,500,000

Tenure: Share of Freehold

Lease: expires 01/01/3012

Local Authority: The Royal Borough of Kensington & Chelsea

Service charge: £6,061.60 for the period 1st Jan '24 to 31st Dec

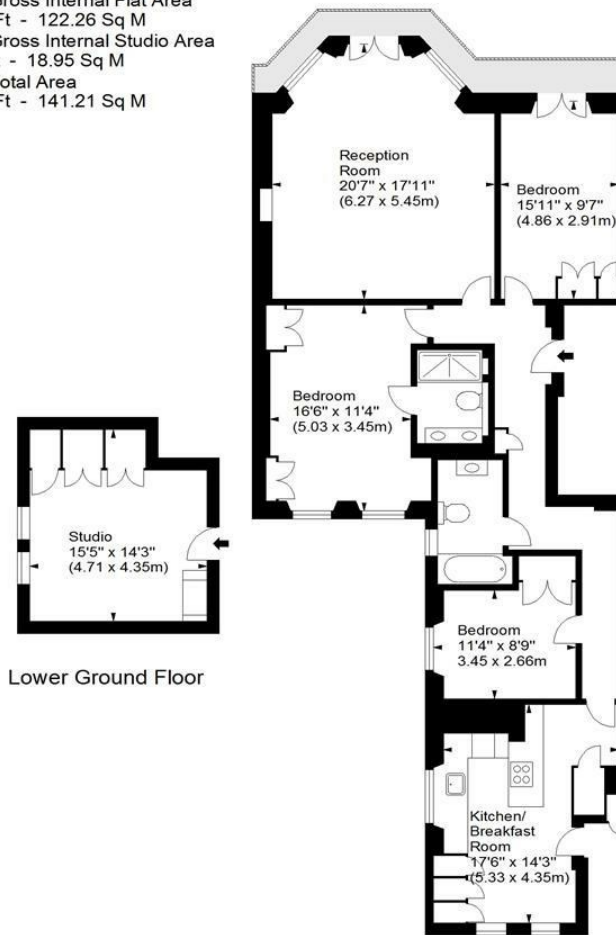
'24 including £2,322 reserve fund

Ground rent: £100 per annum

Council Tax Band: G

Drayton Gardens, SW10

Approx. Gross Internal Flat Area
1316 Sq Ft - 122.26 Sq M
Approx. Gross Internal Studio Area
204 Sq Ft - 18.95 Sq M
Approx. Total Area
1520 Sq Ft - 141.21 Sq M



Lower Ground Floor

First Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
	EU Directive 2002/91/EC	

FEATURES

- Immaculately Presented First Floor with Lift & Step Free Access to the Building
- Spacious West Facing Reception & Dining Room with Bay Window & French Doors Plus Balcony
- Marble Topped Kitchen/Dining Room Ideal for Hosting Guests and Entertaining
- Luxurious Lifestyle Living in an Uncompromised Victorian Period Building
- Featuring High Ceilings, Wood Flooring, Working Fireplace, Rako Lighting and Underfloor Heating
- 3 Double Bedrooms & 2 Bathrooms (Principal En-Suite)
- Well Managed Building with Caretaker
- Part of The Boltons Conservation Area
- Excellent Proportions and Lateral Space
- Utility Room



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